

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: P & D Inc./Wachovia Bank

Case #: 2-R-03

Date: 1/14/03

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: P & D Inc./Wachovia Bank

Case #: 2-R-03

Date: 1/14/03

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. A ten (10) foot width of right of way is required to satisfy the Broward County Trafficways Plan for Commercial Blvd. The City's standard dedication forms are available from Tim Welch or Elkin Diaz (Engineering One Stop), and shall be utilized for recording this right of way prior to the issuance of the building permit.
3. Six (6) 10' wide x 20' long vehicle reservoir spaces (VRS) are required for each drive through bank teller lane.
4. Provide a traffic statement from a professional engineer indicating the number of net increase vehicle trips that will result from this development plan. Note that any credited trips shall be proven by review of a current Certification of Occupancy. If the number of trips exceeds 1,000 trips per day the owner must select a traffic consultant and arrange for a methodology meeting with City's consultant to review required parameters for a traffic impact analysis. This review is required to assess and mitigate for any significant impacts to regional or local streets and any significant complications arising from the site operations.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Page 2

DRC Case Number 2-R-03

January 14, 2003

5. This site impacts public metered parking spaces. There is no apparent effort to offset this impact. A review and approval for replacement plan or settlement shall be completed as directed by the City's Engineering and Parking staff prior to approving this site plan.
6. Include a staging and storage plan which demonstrates adequate site controls to avoid construction related impacts to neighboring properties.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: P & D Inc./Wachovia Bank

Case #: 2-R-03

Date: 1/14/03

Comments:

Show hydrant location and provide flow test.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	P & D Inc./Wachovia Bank	Case #:	2-R-03
Date:	1/14/03		

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: P & D Inc./Wachovia Bank

Case #: 2-R-03

Date: 1/14/03

Comments:

1. A 2 ½' wide landscape buffer is required where a vehicular use area adjoins an abutting property.
2. Provide standard calculation list(available upon request) to verify that all Landscape Code requirements for vehicular use areas are met.
3. Indicate any existing trees or palms on the site.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: P & D Inc./Wachovia Bank

Case #: 2-R-03

Date: 1/14/03

Site Plan Level II – 4,120 S.F. Bank with drive thru tellers/CB

Comments:

1. What is the net loss of public parking and how will it be replaced? Contact Doug Gotshall, Parking Manager, to discuss request.
2. Discuss using the alley for circulation and stacking issues with Engineering representative.
3. Indicate the property line more clearly on site plan.
4. Discuss the ownership of the north 50 feet of the property shown on survey as within applicant 's ownership. Provide documentation as to ownership.
5. Indicate on site plan building footprints, parking, fences, walls on adjacent property and property on south side of alley.
6. Discuss width of drive-thru lanes with Engineering representative.
7. Provide a traffic circulation and parking analysis for the area.
8. Dimension drive isles adjacent to Commercial Blvd.
9. Strongly suggest discussing this proposal with the Coral Ridge Country Club Estates Neighborhood Association.
10. Pursuant to Sec. 47-25.3, provide bufferyard and wall along entire alley frontage.
11. Provide a point-by-point narrative of how this development meets Sec. 47-25.2. Adequacy Requirements.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Page 2
DRC Case No. 2-R-03
January 14, 2003

12. Provide a point-by-point narrative of how development meets Sec. 47-25.3 Neighborhood Compatibility Requirements.
13. Consider a smaller building with less drive thru lanes to accommodate stacking on site.
14. Additional comments may be forthcoming at DRC meeting.
15. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Det. C. Cleary- Robitaille 954-828-6419
Project Name:	P & D Inc./Wachovia Bank	Case #:	2-R-03
Date:	1/14/03		

Comments:

The following areas should be under CCTV which is both monitored and recorded. All tapes should be held for a minimum of 30 days, in case they are needed for follow-up.

1. Main Entry
2. Side entry door
3. ATM
4. Drive- thru lanes
5. Teller area
6. Entrance to Vault
7. Entrance to teller work area

Impact-resistant materials should be used on all glass areas, as well as teller enclosures.

The sidewalk on the north side of the building should be particularly well-lit. This area encompasses the ATM machine.

The tree that is shown near the ATM area should be moved so that it does not block the natural surveillance of that area.

All shrubs that are planned for the site should not exceed 24 inches in height.

Please submit comments in writing prior to DRC sign-off.

DRC REVIEW AND REPORT

Date: 1/14/03

Comments:

1. Provide a narrative outlining the proposed projects compliance with section 47-25.3 Neighborhood Compatibility point by point.
2. Clearly indicate adjacent properties, zoning districts and parking adjacent to the alley.
3. Clearly indicate property lines on site plan and survey.
4. Dimension drive aisle of new public parking area.
5. Discuss displacement of public parking with Parking Manager (Doug Gottshall).
6. Provide a five (5) foot height masonry wall five (5) feet from the property line along the alley pursuant to section 47-25.3.A.3.d.iv.
7. A ten (10) foot landscape strip shall be required along all property lines adjacent to residential property pursuant to section 47-25.3.A.3.d.i.
8. No parking shall be located within twelve (12) feet of the property line of residential property pursuant to section 47-25.3.A.3.d.ii.
9. Clearly indicate the location of mechanical equipment pursuant to section 47-19.2.S, 47-19.2.Z and 47-25.3.A.3.b.ii.
10. Drive-thru teller shall provide six (6) vehicle reservoir spaces inbound and one (1) outbound reservoir space and shall be a twenty (20) feet long by ten (10) feet wide pursuant to section 47-20.17.A&B. Vehicle reservoir spaces at the teller stations shall be ten (10) feet in width.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Page 2

DRC Comments Case No. 2-R-03

January 14, 2003

11. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
12. Signs shall comply with section 47-22.
13. Additional comments may be forthcoming at DRC meeting.